

AUSTIN CITY COUNCIL
Resolution No. _____

WHEREAS, a lack of adequate affordable housing options currently exist within the City of Austin and are generally not permitted in Austin's SF-3 residentially zoned areas under the current land development code (the "current code"); and

WHEREAS, such lack of affordability continues to worsen as of the date of this resolution; and

WHEREAS, the city's residential zoning, and in particular SF-1 through SF-3, was recommended in 1928 in substantially its current day form in the first comprehensive plan and has actually become even less urban and more restrictive than in 1928, when Austin had a total population of 47,000 people; and

WHEREAS, the city's first comprehensive plan that recommended such zoning was an explicitly racist document intended to accomplish racial segregation within the city; and

WHEREAS, the Vision of the city's new comprehensive plan adopted June 15, 2012 ("Imagine Austin") states that Austin should be a "beacon of social equity", even though the city has become the worst economically segregated city in America as of 2015, and even though the city's African American population has declined as a percentage over recent decades by over half (15% to 7.4%) and is projected by the city's demographics staff to soon drop to 5% while the African American population nationally is increasing; and

WHEREAS, Imagine Austin makes the creation and maintenance of affordable housing options "throughout the city" one of the city's top priorities; and

WHEREAS, the city is currently attempting to address the affordability problem in part through the drafting and adoption of a new land development code, in a process called CodeNEXT; and

WHEREAS, the adoption of a new code will likely not occur for approximately two more years; and

WHEREAS, unaffordable housing that is being built under the current code will likely become and remain a part of Austin's unaffordable housing stock for approximately two more generations of Austinites;

NOW, THEREFORE, the Austin City Council, through the City Manager, hereby directs city staff, Opticos, and other city consultants, to recommend revisions to the current code to accomplish the following:

1. Include in the current code as many affordable market rate housing options as possible for Austinites at a range of incomes with a range of family sizes, throughout our neighborhoods, including all SF-1 through SF-3 zoned districts.
2. Include in the current code options that will maximize the construction of below-market rate housing and more affordable market-rate housing "throughout the city" as specified in Priority Program 6.

3. Include in the current code options that will maximize its potential to affirmatively further Fair Housing, giving low- and moderate-income residents the chance to live in high opportunity areas and rapidly gentrifying areas.

4. Ensure that the current code will effectively accommodate future population growth as estimated in Appendix D of Imagine Austin, to keep housing shortages from exacerbating the rise in housing costs, by measuring the impact of all recommended housing options using the Austin Tomorrow tool and all other reasonably available metrics-based planning tools.

5. Work to ensure that the revisions to the current code resulting from the foregoing directives be continued in the provisions of the new code through the CodeNEXT process.

NOW, THEREFORE, BE IT RESOLVED that the City Manager implement the foregoing directives with the city staff, Opticos, and other city consultants involved in the CodeNext process, effective immediately.

Adopted this ____ day of _____, 2016.

The Austin City Council